

Sec. 5.2000. (M-H) MANUFACTURED HOME DISTRICT.**Sec. 5.2001. Purpose.**

This district is intended to provide for the development of manufactured home parks at standards consistent with the health, safety and welfare of the community. Further, it is intended that, by the criteria set forth in this section said development will better the existing environment.

Sec. 5.2002. Approvals required.

No structure or building shall be built or remodeled upon land in the M-H district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.2003. Use regulations.**A. Permitted uses.**

1. Installation of residential trailers and manufactured homes.
2. Accessory buildings, swimming pools, home occupations and recreation buildings.
3. Municipal uses.
4. Single-family dwelling units.
5. Public elementary, middle and high schools.
6. Temporary sales office buildings and buildings for uses incidental to construction work, to be removed upon completion or abandonment of construction work.
7. Churches and places of worship; subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district:
 - a. *Lot area.* The minimum lot area shall be equal to that required for the district, except that no lot shall be less than twenty thousand (20,000) square feet (net).
 - b. *Floor area ratio.* In no case shall the gross floor area of the structure(s) exceed an amount equal to two-tenths (0.2) multiplied by the net lot area.
 - c. *Building height.* Development Review Board may allow building heights, including towers, spires, and mechanical equipment (such equipment must be screened) limited to thirty (30) feet in height, and may allow a maximum of ten (10) percent of the roof area to exceed the height limit by fifteen (15) feet. Height and location are subject to the Development Review Board and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes sections 7.100 through 7.102, exceptions to height restrictions, which shall not apply to churches within this district.)
 - d. *Open space.* In no case shall the open space requirement be less than twenty-four (24) percent of the total lot area for zero (0) to twenty (20) feet of total building height, plus four-tenths (0.4) percent of the total site for each foot of height above twenty (20) feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirement subject to compliance with NAOS standards.
 - e. *Parking.* Parking shall observe the minimum front yard setbacks of the district for all frontages. On streets classified by the Scottsdale General Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building line(s).

A ten-foot minimum landscape setback shall be provided where parking is adjacent to residential districts.

f. *Lighting.* All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

g. *Screening.* There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review Board, on the side and rear property lines that are adjacent to residential districts.

There shall be a three-foot high landscaped berm along all street frontage where parking occurs.

h. *Access.* All churches must have primary access to a street classified by the Scottsdale General Plan as a minor collector or greater.

Access to a local or local collector residential street is prohibited when the primary worship center, auditorium or other major gathering place exceeds three thousand (3,000) square feet.

i. *Operations.* No outdoor activities shall be permitted after 10:00 p.m. No external speakers or paging systems.

8. Day care group home.

9. Day care home.

10. Wireless communications facilities; types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.

B. *Uses subject to a conditional use permit.*

1. Community buildings and recreational facilities not publicly owned, such as: athletic fields, boy's clubs, etc.

2. Wireless communications facilities; type 4, subject to requirements of sections 1.400, 3.100 and 7.200.

3. Public utility buildings, structures or appurtenances thereto for public service uses.

4. Recreational uses including tennis clubs (see section 1.403 for specific uses and development criteria for each).

(Ord. No. 2430, § 1, 1-21-92; Ord. No. 2799, § 1, 6-5-95; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.2004. Property development standards.

The following property development standards shall apply to all land, buildings and manufactured homes in the M-H district.

A. *Area.*

1. Each parcel of land used for a manufactured home park shall have a minimum area of ten (10) acres.

2. There shall be a minimum of seven thousand (7,000) square feet of gross land area within a manufactured home park per manufactured home.

B. *Dimensions.*

1. Width. Each manufactured home space shall have a minimum width of fifty (50) feet.

2. Depth. Each manufactured home space shall have a minimum depth of eighty (80) feet.

C. *Density.* There shall be not more than one (1) manufactured home per each manufactured home space.

D. *Building height.* No building shall exceed thirty (30) feet in height except as otherwise provided in article VII.

E. *Yards.*

1. Front Yard.

- a. There shall be a front yard having a depth of not less than sixteen (16) feet.
- b. Where spaces have frontage on more than one (1) street the required front yard shall be ten (10) feet on street frontages other than the narrowest frontage.
- c. There shall be a setback of twenty (20) feet from the property line to any garage door or to a carport cover from the property line to the carport.

2. Side Yard.

- a. There shall be side yards on each side of a building or manufactured home.
- b. The aggregate width of side yards on a manufactured home space shall not be less than ten (10) feet.
- c. The minimum side yard shall not be less than five (5) feet in width for enclosed main buildings or garages and three (3) feet in width for carports open on at least two (2) sides.

3. Rear Yard. There shall be a rear yard having a minimum depth of ten (10) feet.

4. Perimeter setbacks. All main buildings or garages shall be setback a minimum of twenty (20) feet from the perimeter property line of the manufactured home park.

F. *Distance between buildings.*

1. Accessory buildings may be attached to the main building or manufactured home or if separate shall be not less than ten (10) feet away from the main building or manufactured home.
2. The distance between main buildings or manufactured homes along with attached garages or carports on adjacent lots shall be not less than ten (10) feet.

G. *Buildings, walls, fences and landscaping.*

1. Walls, fences and hedges not to exceed six (6) feet in height shall be permitted on the property line or within the side or rear yard. Walls, fences and hedges not to exceed three (3) feet in height shall be permitted within the front yard except as otherwise provided in article VII.
2. All manufactured home parks shall have decorative masonry walls as approved by the Development Review Board.
3. Landscaping shall be provided as required by the Development Review Board, with a minimum of five (5) percent of all common parking and driveway areas to be landscaped.

H. *Access.*

1. Manufactured home parks shall have vehicular access from a street classified as a collector or greater.
2. Access roads within the manufactured home park shall be paved to a minimum width of not less than twenty-eight (28) feet with concrete curbs or edging.

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 2799, § 1, 6-5-95)

Sec. 5.2005. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.2006. Signs.

The provisions of article VIII shall apply.

Sec. 5.2007. Other requirements.

- A. Maximum coverage including buildings, manufactured homes and paved areas shall be sixty (60) percent.
- B. Manufactured homes shall be equipped with toilet and bath facilities and shall be connected to the sanitary sewer line. Water, telephone and electric service shall be provided and all utilities shall be underground.
- C. One (1) or more community recreation areas, each having not less than three thousand (3,000) square feet in area, shall be set aside within the manufactured home parks. The total area set aside for recreation shall be not less than ten (10) percent of the gross manufactured home park area.
- D. Residential trailers or manufactured homes shall be installed with the bottom flush with the ground or with a skirt matching the building or mound that shields from view the bottom space under the unit.

(Ord. No. 2809, § 1, 7-18-95)

Sec. 5.2008. Reserved.

Editor's note: Ord. No. 2799, § 1, adopted June 5, 1995, repealed former § 5.2008, which pertained to building permits.